



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00043 Mesquite Hills Unit 8
Application Type: Major Final
CPC Hearing Date: July 14, 2016
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: South of US54 and West of Dyer
Acreage: 37.031 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest Park: Mesquite Hills Unit 4 Park (.19 miles)
Nearest School: Barron Elementary (3.5 miles)
Park Fees Required: None
Impact Fee Area: Northeast Impact Fee Area
Property Owner: Newman Ranch Partners
Applicant: Newman Ranch Partners
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: C-3/c (Commercial / condition) / vacant
South: R-5 (Residential) / vacant
East: C-5 (Residential) / single-family dwellings
West: C-3/c (Commercial / condition) / vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 37 acres of vacant land in the city's northeast area for 179 residential lots and a 1.813 acre park. The subdivision has two points of access from Mesquite Hill Drive. The application is being reviewed under current subdivision ordinance.

At its regular meeting of March 24, 2016 the City Plan Commission granted a waiver to improvements along Mesquite Hill Drive. Mesquite Hill Drive does not meet the current design standard; however, it has been fully improved as part of prior development activities within the Mesquite Hills Land Study and includes an 8 foot jogging path, 7 foot parkway and two driving lanes within a total 84 foot right-of-way.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends approval of Mesquite Hills Unit 8 on a Major Final basis subject to the following comments.

Planning Division Recommendation

Planning recommends approval of Mesquite Hills Unit 8 on a major final basis subject to the following staff comments.

Plan El Paso Goals & Policies

The proposed application complies with the following Plan El Paso Goals and Policies:

- Goal 2.5: The City of El Paso wishes to supplement its neighborhood and regional park system with small civic spaces that are accessible to all citizens and are memorably placed in all new neighborhoods and mixed-use developments.
 - Policy 2.5.2: Civic spaces are outdoor gathering places for public use. Civic spaces can be defined by a combination of physical factors including their size, intended use, landscaping, and the character of their edges, as described in the Public Facilities Element. New neighborhoods should be designed around optimal locations for civic spaces. Civic spaces should not be designated in awkward locations on residual tracts of land that are left over during the subdivision process.

The large, centrally located park is within walking distance of all lots within the subdivision and provides a valuable neighborhood amenity.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Verify what dashed line represents at the corner of Red Man and Black Mesquite.
2. Label the pond as "Public Pond".
3. Verify line of site between proposed monuments.

Capital Improvement Program – Parks

We have reviewed **Mesquite Hills Unit 8**, a major final plat map composed of **179** (R-5) residential lots and developer is proposing to dedicate a **1.81 Acre "Park"**

Please note that this subdivision meets and exceed the minimum "Parkland" requirements as per ordinance Title 19 – Subdivisions and Development Plats, **Chapter 19.20 – Parks and Open Space** and on behalf of CID Parks Planning Division we offer Developer / Engineer the following the following "Parkland" calculations / comments:

1. Parkland calculations:

Mesquite Hills #8 – Is dedicating a "Park Site" for a total of 1.81-Acres

Mesquite Hills #8 = 179 dwelling units requiring a total of 1.79-Acres

Meeting and exceeding “Parkland” requirements by 0.02-Acres

2. Extension of Hike & Bike Trail along Mesquite Hills Dr. shall be of same type, width, and include similar types of plants and trees as approved for Mesquite Hills #1 development.

Also, we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1. Refer to Chapter 19.20 – Parks and Open Space as approved by Mayor and Council on 04/01/2014 and the Park's Design & Construction Standards for Park Facilities as approved by Mayor and Council on 01/08/2013
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years of experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (PLD # by the State Agency).
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles type & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit

with Parks staff for collection of soil samples.

9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
10. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
13. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
14. Provide adequate cross-sections enough to better understand the finished improvements.
15. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
16. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division
17. At minimum, a 7' wide concrete sidewalk is required all along the park's frontage.
18. Park improvements shall comply with current "Alternative Design Standards" as per Chapter 19.20 – Parks and Open Space approved by Mayor and Council on 04/01/2014 and current Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
19. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors with a minimum 50'x50' user zone and shall include one aerial light.
20. Provide shaded picnic tables and or benches and trash cans on concrete pads.
21. Street trees shall be provided along the parkway spaced at maximum 20' on center.
22. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
23. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

This subdivision is located with-in "Park Zone": **NE-7**

Nearest Parks: **Mesquite Hills #1** & **Mesquite Hills #7**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

Capital Improvement Program – Transportation

No comments received.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

1. Water service to the proposed Mesquite Hills Unit 8 subdivision is not available at this time. An extension of a 36/24-inch diameter water main from the future Franklin East #1 Reservoir is required, this main will operate on the Franklin Hills Pressure Zone. Service on a temporary basis can be made available from the East High pressure zone by extending a 36-inch/24-inch diameter water main from the existing 24-inch water main along US-54 to Mesquite Hills Drive. Owner is responsible for the water main extension if development is ahead of EPWU's CIP schedule. Owner is to coordinate with EPWU on the process to make water service available to the subdivision.
2. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed at the time of platting and collected by EPWU prior to the issuance of a Building Permit.

EPWU-PSB Comments

Water:

3. On-site water main extensions will be required along the streets within the proposed subdivision. The Developer is responsible for all water main extension costs.

Sanitary Sewer:

4. There is an existing 18-inch diameter sanitary sewer main along the existing Mesquite Hill Drive located approximately 36 feet north of and parallel to the south Mesquite Hill Drive right-of-way line.

General:

5. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Streets and Maintenance Department

No comments received.

El Paso Electric Company

No comments Received.

Sun Metro

Sun Metro does not oppose this request.

El Paso County 911 District

Mesquite River Dr, Old Mesquite Way, and Red Mesquite Way are in the 12000 range relative to other parts of the surrounding subdivisions. The reason the addresses extend into the 12100 range is due to Mesquite River Dr beginning in an east to west direction and extending into a south to north direction. In this case it would really be best for this street to be split into two streets with different names and appropriate addressing schemes.

The addressing for Copper Town Dr, Black Mesquite Dr, Brown Mesquite Dr, and White Mesquite Way should be in the 6900 range. The addressing range for Copper Town Dr to the east of Mesquite Hill Dr is in the 7000 range and increases to the 7100 range, not to the 8000 range so addressing to the west of Mesquite Hill Dr should lead into the existing range without a huge jump in numbering.

The addressing of the cul-de-sac portion of Red Man Dr should be in the 12100 range as the street direction is a more northerly direction.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Final Plat
4. Application
5. Waiver Request

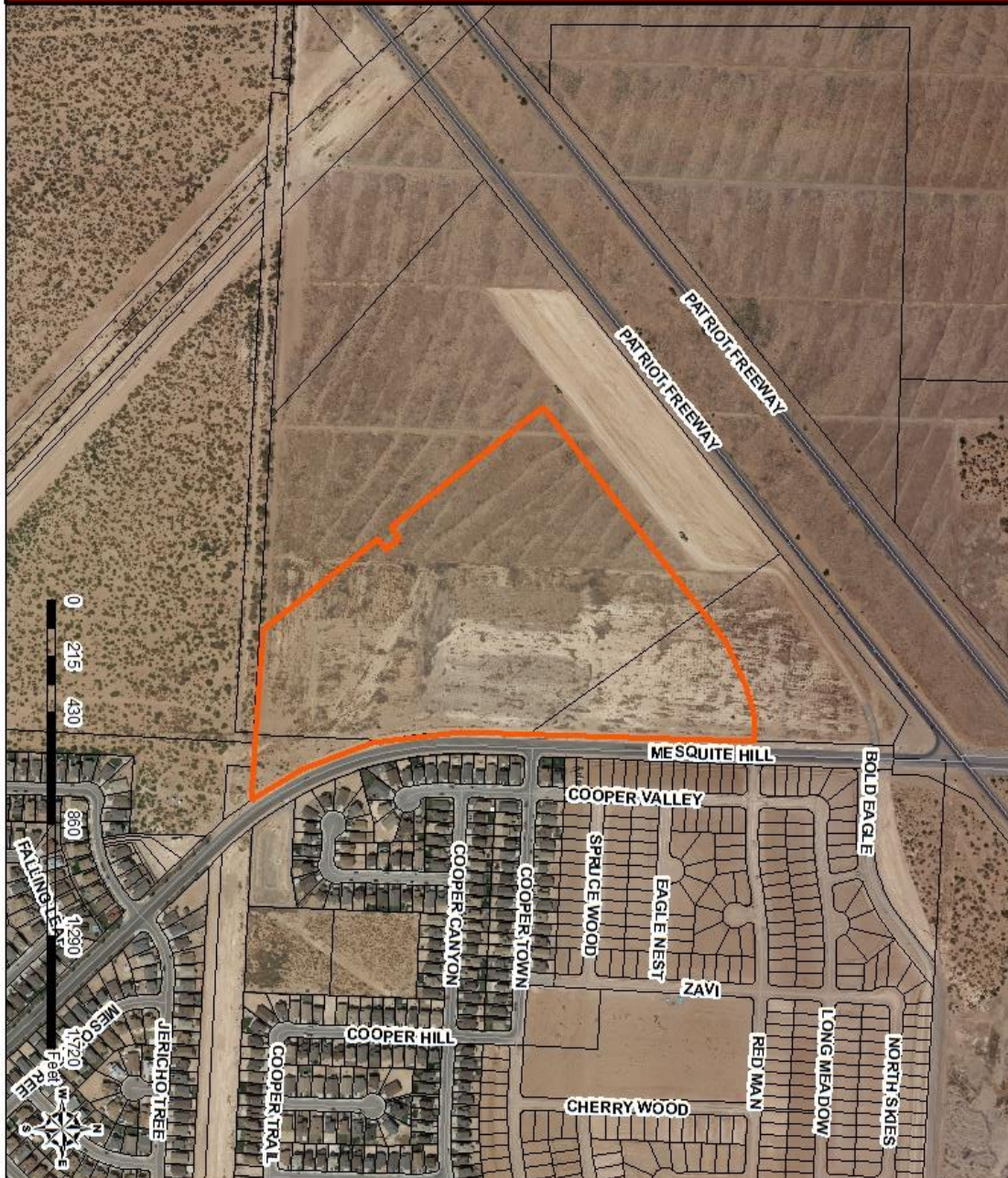
ATTACHMENT 1

MESQUITE HILLS UNIT 8

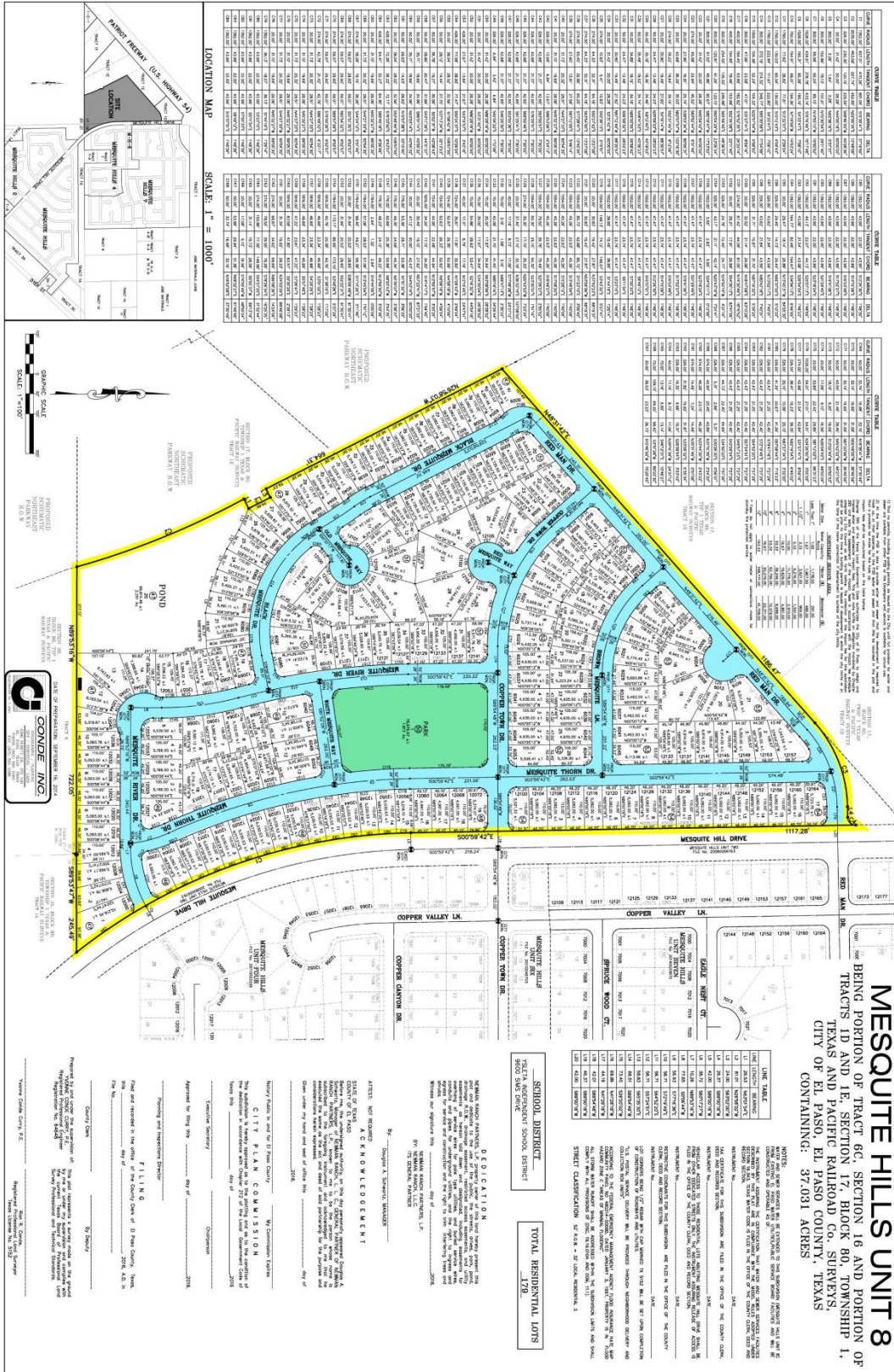


ATTACHMENT 2

MESQUITE HILLS UNIT 8



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: April 15, 2016 File No. SUSU 16-00043

SUBDIVISION NAME: Mesquite Hills Unit 8

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Tract 6C, Section 16 and Portion of Tracts 1D and 1E, Section 17, Block 80, Township 1, Texas
And Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>27.812</u>	<u>179</u>	Office		
Duplex			Street & Alley	<u>7.406</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.813</u>	<u>1</u>			
School					
Commercial			Total No. Sites	<u>181</u>	
Industrial			Total Acres (Gross)	<u>37.031</u>	
3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
On site Ponding
7. Are special public improvements proposed in connection with the development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 – Vested Rights



City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Newman Ranch Partners, L.P. 6080 Surety Drive, Ste. 300 79905 915-592-0290
(Name & Address) (Zip) (Phone)


13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CONDE, INC. 6080 Surety Drive, Ste. 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (Phone)

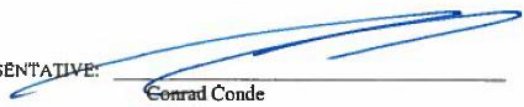
**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

Newman Ranch Partners, L. P.

OWNER SIGNATURE: _____


Douglas A. Schwartz, Manager

REPRESENTATIVE: _____


Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5



CONDE INC

March 15, 2016

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: Armida Martinez

Re: Mesquite Hills Unit 8

Dear Armida,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in Section 19.23.040-H "Double Frontage Lots" and DSC 3-2 "Minor Arterial Street with Hike & Bike". Thus, per section 19.48, we are meeting the following conditions.

1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
2. The wavier or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
4. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,


Conrad Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 582-0283 / FAX (915) 582-0286